

156 Rainbow Falls Manor Chestermere, Alberta

MLS # A2235404


\$850,000

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|------------------|---|---------------|-------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,336 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Waterfront | | |

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|--------------------|-------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in | | |

Inclusions: N/A

Welcome to your dream home in the heart of Rainbow Falls, Chestermere! This stunning 2,336 sq ft property offers a rare opportunity to enjoy peaceful pond-side living with breathtaking west-facing sunsets and direct access to nature. Step inside to discover a spacious and thoughtfully designed layout featuring 3 bedrooms, 2.5 bathrooms, a bonus room upstairs, and an attached double car garage. The bright and airy main level is filled with natural light and showcases expansive pond views. From the main living area, step out onto a spacious deck built for entertaining, where you can host summer barbecues or unwind while overlooking the water. Upstairs, the well-appointed bedrooms provide privacy and space, while the bonus room offers the perfect area for a family room or playroom. The unfinished walkout basement presents endless opportunities to expand your living space—all while enjoying serene pond views. Enjoy a lush, low-maintenance yard with a built-in irrigation system, and stay comfortable year-round with dual furnaces to keep you warm and cozy through the winter months. Located in one of Chestermere's most desirable communities, this home perfectly balances style, comfort, and natural beauty.